



## 2 Churchgate, Gedney, PE12 0BZ

**£280,000**

- Fully renovated three-bedroom semi-detached home nearing completion
- Extensive upgrades including new roof, windows, heating system, and internal fittings
- Modern kitchen with central island unit
- Spacious rear lounge ideal for relaxing and entertaining
- Generous off-road parking and substantial rear garden laid to lawn
- Offered with no onward chain for a smooth purchase
- Sitting on approx 0.66 acre subject to survey

This beautifully renovated three-bedroom semi-detached home in the sought-after village of Gedney is nearing completion and offers an exceptional opportunity for buyers seeking a modern, move-in-ready property. The current owners have undertaken an extensive refurbishment programme, including a new roof, windows, heating system, and high-quality internal fixtures and fittings throughout.

The accommodation comprises a welcoming entrance hall with a newly installed WC, a stylish kitchen featuring a central island unit, and a spacious lounge to the rear providing an ideal space for relaxation and entertaining.

Externally, the property benefits from generous off-road parking to the front, while to the rear there is a substantial garden laid mainly to lawn, offering excellent potential for outdoor living.

Offered to the market with no onward chain, this property is expected to appeal to a wide range of buyers and early viewing is highly recommended.

**Entrance Hall 12'9" x 6'2" (3.90m x 1.88m)**



Double glazed door to front. Skimmed ceiling. Stairs to first floor landing. Laminate flooring. Radiator.



**WC 4'3" x 2'5" (1.30m x 0.75m)**

Double glazed window to side. Skimmed ceiling. Vinyl flooring. Fitted close coupled toilet and wall mounted wash hand basin.

**Lounge 20'10" x 10'0" (6.36m x 3.07m)**



PVC double glazed windows to side and rear. French doors opening to garden. Skimmed ceiling. Laminate flooring. 2 radiators.



**Kitchen/Diner 14'3" x 11'9" (4.35m x 3.60m)**



**First Floor Landing 6'2" x 10'6" (1.89m x 3.22m)**



Two double glazed windows to front. New flooring. Radiator. Wall mounted central heating boiler. Fitted with a matching range of base and full height units. Integrated fridge freezer, dishwasher, eye level oven and grill. Washing machine supplied. Ring halogen hob and stainless steel extractor hood. Stainless steel sink drainer with chrome mixer tap.



Double glazed window to side. Radiator. Doors to bedrooms and bathroom.

**Bedroom 1 14'4" x 12'0" (4.38m x 3.67m)**



Two double glazed windows to front. Radiator.

**Bedroom 3 6'5" x 9'11" (1.96m x 3.03m)**



PVC double glazed window to side. Radiator.

**Bedroom 2 10'5" x 9'11" (3.19m x 3.03m)**



Double glazed window to rear. Radiator.

**Bathroom 5'0" x 6'2" (1.53m x 1.90m)**



Double glazed window to front. Skimmed ceiling. Extractor fan. New flooring. Chrome heated towel rail. Fitted panelled bath with chrome mixer tap and shower riser with rainfall head and hand held attachment. Close coupled toilet with push button flush. Wash hand basin with chrome mixer tap.

## Outside



The front of the property has a newly laid gravel driveway providing off road parking for multiple vehicles. Generous awn area. Pathway leading to the front door. Access to the rear garden.

The rear garden is enclosed by timber fencing. Mainly laid to lawn with a selection of trees and bushes. There is outside lighting available. Metal and timber sheds.

### Property Postcode

For location purposes the postcode of this property is: PE12 0BZ

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with

payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick built

Electricity supply: Ovo Energy

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

The vendors have informed us:

Other than the shell everything is New.

For information purposes:

New roof.

New fascias and soffits.

New guttering.

New loft installation.

New loft ladder.

All rooms replastered.

New electrics including fuse board.

New plumbing including New boiler and radiators.

New windows, front and patio doors.

New internal doors.

New kitchen.

New bathroom and downstairs cloakroom.

New flooring.

Redecorated throughout.

New Skirting boards.

New architrave.

New gas supply installed.

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Variable over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely

over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Building safety issues: Newly renovated throughout

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: Newly renovated throughout

Coalfield or mining area: No

Energy Performance rating: C74

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

### Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

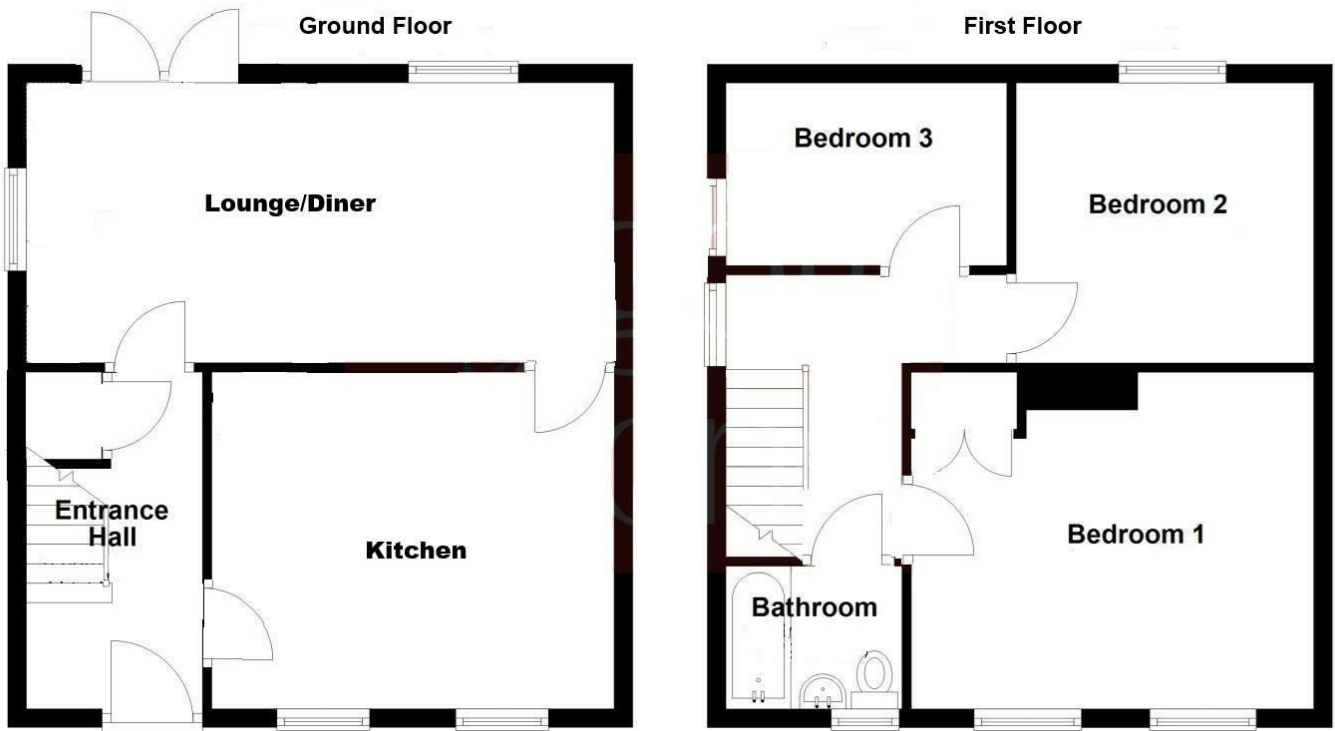
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're

able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

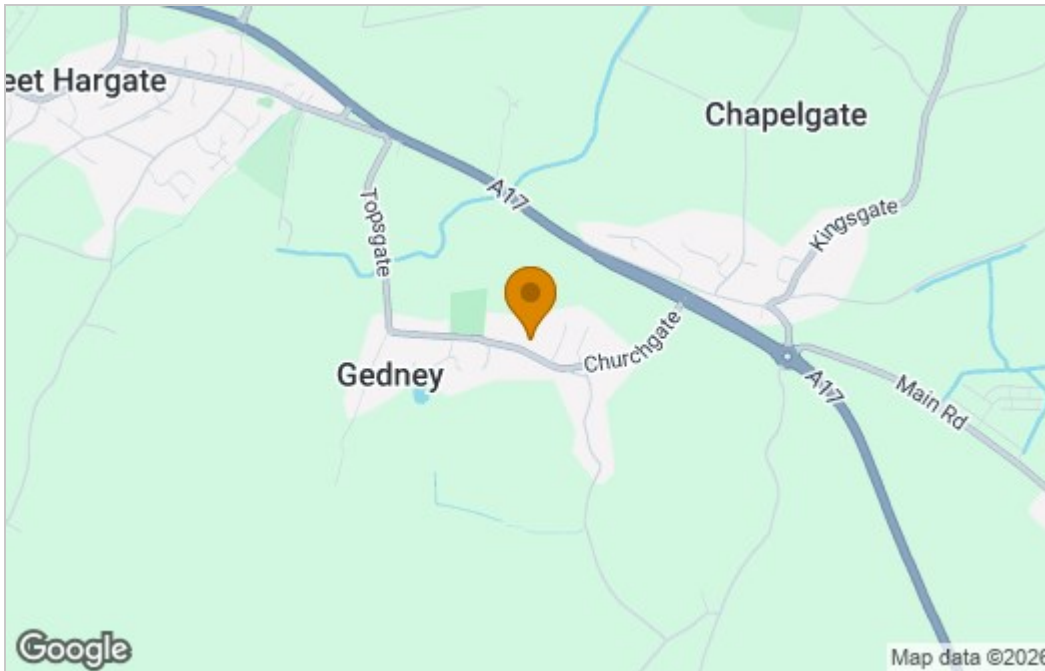
### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

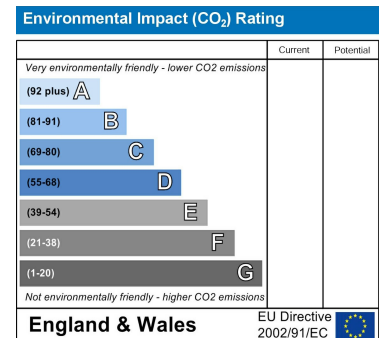
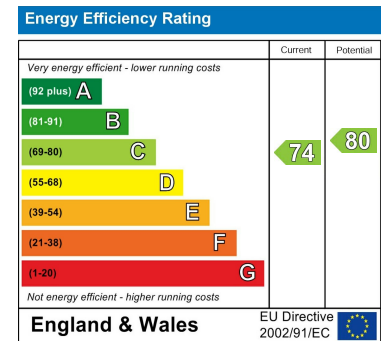
## Floor Plan



## Area Map



## Energy Efficiency Graph



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